



CITY OF SUGAR LAND

Permits & Inspection Department
Monthly Building Summary
February 2013



Additional Departmental Data:
Food Inspection | Code Enforcement | Rental Program

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BUILDING

~ Code Corner ~

This Month's Topic: Info on Re-Roofing

2009 International Residential Code Re-Roofing Section R907

A permit and inspection is required when replacing the shingles on an existing residential roof. Note some of the basic requirements for reroofing:

SECTION R907 REROOFING

R907.1 General. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9.

R907.2 Structural and construction loads. The structural roof components shall be capable of supporting the roof covering system and the material and equipment loads that will be encountered during installation of the roof covering system.

R907.3 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings where any of the following conditions exist:

1. Where the existing roof or roof covering is water-soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.
3. Where the existing roof has two or more applications of any type of roof covering.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.

R907.5 Reinstallation of materials. Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.

R907.6 Flashings. Flashings shall be reconstructed in accordance with *approved* manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

Building Permits Quick Summary

	FEB 2013	FEB 2012	Fiscal YTD
Inspections	1603	1449	9275
Permits Issued	528	643	2941
Total Permit Valuation	\$ 16,296,543	\$ 21,755,092	\$ 111,048,902
Total Cash Receipts	\$ 119,415	\$ 131,979	\$ 620,490

New Single Family Detached Permits

	FEB 2013	FEB 2012	Fiscal YTD
No. of Permits	24	47	94
Total Valuation	\$ 8,462,122	\$ 13,675,039	\$ 33,162,786

FEB 2013 Average Construction Value \$352,588

FEB 2012 Average Construction Value \$290,958

	New Homes	Average Construction Cost
Telfair	20	\$385,379
The Enclave @ Lake Pointe	4	\$188,638

Certificate of Occupancy New Single Family Dwellings - 0



Add & Alter Permits

	FEB 2013	FEB 2012	Fiscal YTD
New Structures (Not Buildings)	9	5	28
Valuation	\$ 499,381	\$ 302,050	\$ 1,503,558
Residential	25	17	120
Valuation	\$ 560,619	\$ 395,123	\$ 2,521,254
☆ Non-Residential	23	18	122
☆ Valuation	\$ 2,559,535	\$ 3,900,571	\$ 19,732,618

☆ Non-Residential includes commercial remodeling in existing buildings

Plan Review

	FEB 2013	FEB 2012	Fiscal YTD
☆ Residential , Pool, Sign & Misc Plans	87	115	422
Residential Irrigation Plans	24	46	225
Commercial Plans	68	73	375
Commercial Irrigation Plans	1	8	17

☆ Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	FEB 2013	FEB 2012	Fiscal YTD
Solicitation Licenses - Approved	12	17	35
Solicitation Licenses - Disapproved	1	1	2
Open Record Requests	23	22	119
Contractors Registered	165	75	615
Taxi Permits	0	0	2
Taxi Licenses	0	0	2

Occupancy Change Permits

ADDRESS	BUSINESS NAME
12808 W Airport Blvd Ste 325C	Amigo Med LLC
12808 W Airport Blvd Ste 343	ABB Inc
12808 W Airport Blvd Ste 342	ABB Inc
12808 W Airport Blvd Ste 341	ABB Inc
3551 State Hwy 6	Udipi Café
12808 W Airport Blvd Ste 300	Sterling Staffing Solutions
16926 Southwest Fwy	Sugar Land Face & Body PLLC
16160 City Walk	Brilliant Sky Toys & Books
4610 Sweetwater Blvd	AA Realty Co
3303 State Hwy 6 #C	Fish Place DBA: Gosap LLC
11420 Dairy Ashford Rd Ste 100	Lenny's Sub Shop
12808 W Airport Blvd Ste 325I	Care & Comfort Home Health Service
12808 W Airport Blvd Ste 303E	Enchanting Moment
15958 City Walk Ste 250	Cinderella & Cinderfella Project Inc
1740 Dulles Ave	First Colony Shell
1719 A-1 Eldridge Rd	Crossfit Destruction
19875 Southwest Fwy Ste 110	Elite Healthcare
1005 Industrial Blvd	St Giles Center

Commercial Certificate of Occupancy

ADDRESS	BUSINESS NAME	SQ FT	TYPE
16926 Southwest Fwy	Sugar Land Medical Offices	6203	New
11555 University Blvd	Kelsey Seybold Clinic/Fort Bend	5235	Remodel
16550 B Southwest Fwy	Memorial Hermann Medical Group Clinic	2260	Remodel
15958 City Walk Ste 250	Sugar Land Properties Inc	580	Remodel
17410 W Grand Pkwy S Ste 390	MHSL Phlebotomy Lab	1374	Remodel
One Sugar Creek Center Blvd Ste 500	US Dataworks	16,542	Remodel
16605 Southwest Fwy Ste 115	Geriatric Home Care Physicians	3333	Buildout
2277 Plaza Dr Ste 285	Medical Properties Trust	1419	Remodel
77 Sugar Creek Center Blvd Ste 180	White Box	6713	Remodel
1327 Lake Pointe Pkwy Ste 300	Timeless Plastic Surgery	4200	Remodel

New Commercial

ADDRESS	BUSINESS NAME	SQ FT	VALUATION
16535 Southwest Fwy Pad 2007	Pad Building	8090	\$919,000
12510 Cardinal Meadows Dr	Unique Warehouse Bldg 2	106,526	\$1,708,150

Business Listing for Greatwood Districts

BUSINESS	ADDRESS	CO DATE
Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
The Training Station	1270 Crabb River Rd	9/28/2010
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Elite Healthcare	19875 Southwest Fwy, Ste 110	2/20/2013
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

Code Enforcement



Overview

	FEB 2013	FEB 2012	Fiscal YTD
New Cases	122	224	655
Total Reinspections	0	N/A	12
Cases Closed	105	98	666
Citations Filed in Municipal Court	3	0	18
Property Liens Requested	0	0	2

Signage Along Public Streets (Hand-held or costume)	6	N/A	18
Temporary Signs Removed	292	299	1341

Inspections Performed

	FEB 2013	FEB 2012	Fiscal YTD
Unsafe Structure	0	1	0
Pool/Spa/Stagnant Water	2	1	23
Junk Vehicle	15	17	71
Unhealthy Conditions of Property	78	44	239
Weeds/High Grass	6	43	194
Zoning	3	11	20
Trash/Refuse	0	0	0
Off Street Parking on Turf	0	0	42
Tree Trimming	28	2	231
International Property Maintenance Code (IPMC)	53	28	254
Construction without Permits	23	20	156
Signs or Banners without Permits	38	31	190

Complaints Received

	FEB 2013	FEB 2012	Fiscal YTD
Citizen Complaints	29	50	145
Internal Complaints	3	18	29
HOA Complaints	5	1	20
Total Complaints Received	37	69	194

Food Inspection



	FEB 2013	FEB 2012	Fiscal YTD
☆ Semi-Annual Inspections	62	81	273
Pre-Opening & Ownership Change Inspections	5	4	41
Temporary Events Permittted	15	14	64
Temporary Food Establishment Vendors	203	No data	1222
Temporary Food Events Inspected	1	3	5
Food Vendors Inspected at Temp Food Establishments/Events	33	150	91
Complaints Investigated	2	4	24
Plans Reviewed	7	6	40

☆ Inspections of fixed and mobile establishment operations, including follow-up inspections

Rental Program



	FEB 2013	FEB 2012	Fiscal YTD
Rental License Applications Received	207	168	892
Rental Licenses Issued	220	328	798
Rental Inspections	208	260	1059